067.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,117,500 / 1,117,500
					USE VALUE:	1,117,500 / 1,117,500
					ASSESSED:	1,117,500 / 1,117,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON 97 SUMMER ST LLC
Owner 2:	
Owner 3:	
Street 1:	130 CONCORD RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	HEATTER JUSTIN W/ TRUSTEE -
Owner 2:	JAMES A TIERNEY IRREVOCABLE TR -
Street 1:	PO BOX 308
Twn/City:	HOMOSASSA
St/Prov:	FL Cntry:
Postal:	34487

NARRATIVE DESCRIPTION

This parcel contains 6,076 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1950, having primarily Brick Veneer Exterior and 4686 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 32 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6076.000	738,100		379,400	1,117,500
Total Card	0.139	738,100		379,400	1,117,500
Total Parcel	0.139	738,100		379,400	1,117,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 238.48 | /Parcel: 238.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 43143

GIS Ref

GIS Ref

Insp Date 10/02/18

!5755!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	700,400	0	6,076.	379,400	1,079,800	1,079,800	Year End Roll	12/18/2019
2019	111	FV	593,900	0	6,076.	379,400	973,300	973,300	Year End Roll	1/3/2019
2018	111	FV	593,900	0	6,076.	254,800	848,700	848,700	Year End Roll	12/20/2017
2017	111	FV	557,800	0	6,076.	243,900	801,700	801,700	Year End Roll	1/3/2017
2016	111	FV	557,800	0	6,076.	222,200	780,000	780,000	Year End	1/4/2016
2015	111	FV	600,700	0	6,076.	178,900	779,600	779,600	Year End Roll	12/11/2014
2014	111	FV	600,700	0	6,076.	159,900	760,600	760,600	Year End Roll	12/16/2013
2013	111	FV	600,700	0	6,076.	151,800	752,500	752,500		12/13/2012

PRINT

Date	Time
12/10/20	20:35:55

LAST REV

Date	Time
07/10/19	11:37:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5755

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEATTER JUSTIN	70597-329		2/5/2018	Convenience	99	No	No		
347-349 WARREN	70463-157		1/2/2018	Convenience	99	No	No		
TIERNEY 97 SUMM	66599-420		12/29/2015	Intra-Corp	389,800	No	No		
TIERNEY ANNE F	49031-192		2/26/2007	Family	99	No	No		
	19598-174		1/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	43143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2019	I & E Return	JO	Jenny O
10/2/2018	MEAS&NOTICE	CC	Chris C
1/23/2015	Meas/Inspect	PT	Paul T
4/6/2009	Measured	201	PATRIOT
11/8/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6076		Sq. Ft.	Site		0	70.	0.89	11			Med. Tr	-10					379,435						379,400	

Total AC/HA: 0.13949 | Total SF/SM: 6076 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 379,435 | Spl Credit | Total: 379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	5	Total:	5
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95809853
Const Adj.:	1.04446125
Adj $ / SQ:	140.098
Other Features:	235000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906791
Depreciation:	168663
Depreciated Total:	738128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	8

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	32	BRs:	8	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
8	4	1	
Totals			
8	32	8	

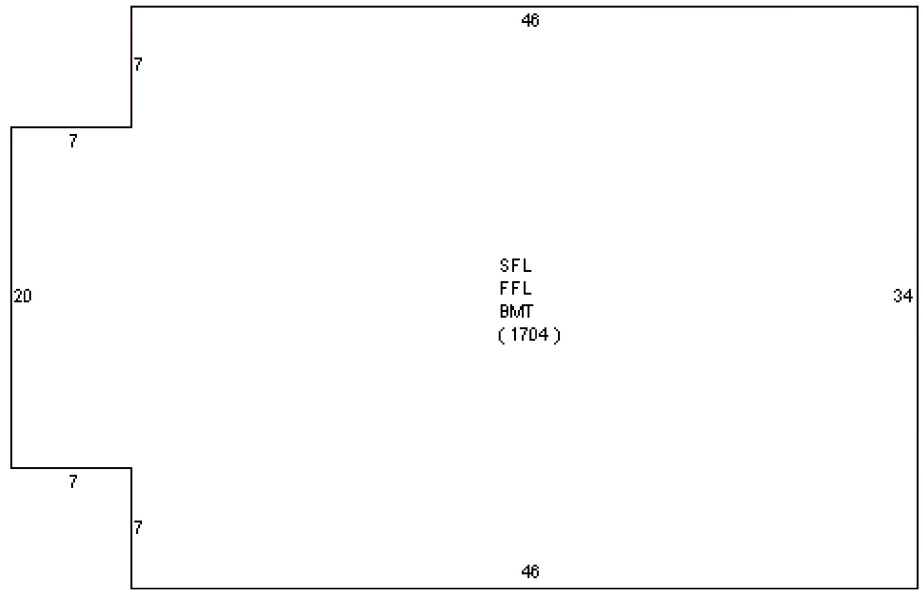
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.11
Special Features:	0	Val/Su Net:	144.39
Final Total:	738100	Val/Su SzAd	216.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,704	65.670	111,903
FFL	First Floor	1,704	140.100	238,726
SFL	Second Floor	1,704	140.100	238,726

Net Sketched Area:	5,112		Total:	589,355	
Size Ad	3408	Gross Are	5112	FinArea	4686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	